BUILDING APPROVALS, JULY, 1957.

The number of new dwellings approved in July, 1957, was 836. This number of approvals was 126 above the total for July, 1956, and 120 more than the average for the first six months of 1957. The estimated cost of dwellings approved during July, 1957, £2,101,400, was £391,300 higher than the corresponding amount for July, 1956. Additions and alterations to dwellings, valued at £251,600, were 16 per cent. higher than the amount recorded in July, 1956, and 20 per cent. above their average for the first six months of 1957.

Approvals of new buildings other than dwellings were valued at £1,565,700, or 41 per cent. above the total for July, 1956, and 24 per cent. higher than the figure recorded for June, 1957. Additions and alterations to buildings other than dwellings, costing £163,200, were 25 per cent. below the average for the year 1956, but were 12 per cent. higher than the average for the first six months of 1957.

The following table gives particulars of building operations approved in Queensland during the month of July, 1957.

Building Approvals, Queensland, July, 1957.

(Including Queensland Housing Commission, but excluding Other Governmental Operations.)

Local Authority.	Dwellings.				Other Buildings.				All Operations.
	New.		Additions, &c.		New.		Additions, &c.		
	No.	£	No.	£	No.	£	No.	£	£
Metropolitan -									
City of Brisbane ..	357	937,662	333	111,977	59	452,560	64	79,745	1,581,944
South-Eastern -									
City of Bundaberg ..	16	38,939	15	3,636	2	4,988	6	4,516	52,079
Gympie ..	5	9,774	13	3,065	1	1,250	5	1,820	15,909
Ipswich ..	41	92,055	5	1,400	1	13,000	-	-	106,455
Maryborough	4	10,000	20	6,570	5	49,750	2	1,650	67,970
Town of Redcliffe ..	35	65,479	23	11,749	10	5,818	1	40	83,086
South Coast	60	154,627	31	18,600	31	75,901	9	17,729	266,857
Shires	70	148,905	77	22,870	34	77,725	24	19,863	269,363
Total	231	519,779	184	67,890	84	228,432	47	45,618	861,719
Toowoomba & S. West -									
City of Toowoomba ..	32	82,846	67	13,162	6	76,134	5	6,850	178,992
Warwick ..	5	12,614	8	3,155	2	7,174	1	700	23,643
Town of Charleville	-	-	-	-	-	-	-	-	-
Dalby ..	1	2,300	10	1,050	1	3,583	1	150	7,083
Goondiwindi	-	-	-	-	-	-	-	-	-
Roma ..	9	17,475	5	1,095	2	2,650	3	4,769	25,989
Shires	22	56,348	27	4,456	11	28,850	10	4,795	94,449
Total	69	171,583	117	22,918	22	118,391	20	17,264	330,156
Central & Mackay -									
City of Mackay ..	8	21,967	6	4,300	2	7,658	-	-	33,925
Rockhampton	26	58,737	30	10,391	6	16,275	5	5,800	91,203
Town of Gladstone ..	-	-	-	-	-	-	-	-	-
Shires	27	64,478	10	3,720	2	5,343	2	1,400	75,021
Total	61	145,182	46	18,411	10	29,276	7	7,280	200,149
Northern -									
City of Cairns ..	16	40,926	26	11,399	6	21,215	4	1,055	74,595
Charters Trs.	-	-	1	250	1	2,000	1	255	2,505
Townsville ..	33	92,290	31	6,554	10	64,786	8	4,920	168,550
Town of Bowen ..	3	5,862	3	500	-	-	-	-	6,362
Hughenden ..	-	-	-	-	-	-	-	-	-
Thursday Is.	-	-	-	-	-	-	-	-	-
Shires	66	188,122	46	11,667	53	649,031	11	7,101	855,921
Total	118	327,200	107	30,370	70	737,032	24	13,331	1,107,933
Total State ..	836	2,101,406	787	251,566	245	1,565,691	162	163,238	4,081,901

Approvals during July, 1957, included 357 dwellings for Brisbane, or 43 per cent. of the State total. The Brisbane total was 18 per cent. above the corresponding figure for July, 1956. In the rest of the State, the greatest numbers of approvals were issued in Town of South Coast (60), Ipswich (41), Redcliffe (35), Townsville (33), and Toowoomba (32).

Approvals for all work on buildings other than dwellings during July, 1957, were valued at £1,728,900, of which the total for Brisbane (£532,300), accounting for 31 per cent., was about a normal figure. High figures were recorded in the Local Authority Areas of Cloncurry (£598,700), South Coast (£93,600), Toowoomba (£83,000), Townsville (£69,700), and Maryborough (£51,400). The very high total for Cloncurry included an approval for a large works at Mary Kathleen.

The next table shows monthly totals for the whole State from July, 1956, to July, 1957.

Building Approvals, Queensland.

(Including Queensland Housing Commission, but excluding Other Governmental Operations.)

Month.	Dwellings.				Other Buildings.				All Operations.
	New.		Additions and Alterations.		New.		Additions and Alterations.		
	No.	£	No.	£	No.	£	No.	£	£
1956.									
July ..	710	1,710,074	765	217,256	177	1,114,232	193	211,543	3,253,105
August	720	1,737,492	831	230,294	210	1,175,103	207	214,249	3,357,138
September	728	1,694,585	756	252,458	173	1,148,063	199	224,305	3,319,411
October	874	2,092,620	802	253,970	216	1,848,407	211	254,908	4,449,905
November	938	2,332,919	786	226,888	201	1,138,600	199	219,557	3,908,964
December	979	2,909,755	617	154,686	183	811,487	118	129,759	4,005,687
1957.									
January	598	1,481,835	590	154,042	152	777,516	152	154,938	2,568,331
February	596	1,497,893	652	178,294	224	1,214,004	160	113,057	3,003,248
March ..	642	1,564,988	674	209,352	153	493,237	187	158,747	2,427,324
April ..	744	1,826,797	714	211,156	210	1,630,356	175	147,013	3,815,322
May ..	971	2,521,609	629	235,234	167	987,347	153	180,422	3,924,612
June ..	743	1,869,131	725	268,864	214	1,258,407	136	121,435	3,517,837
July ..	836	2,101,406	787	251,566	245	1,565,691	162	163,238	4,081,901

Of the total value of all approvals issued during July, 1957 (£4,081,900), work on dwellings represented 57.6 per cent. (new dwellings 51.5 per cent., and additions and alterations 6.1 per cent.), while work on buildings other than dwellings was 42.4 per cent.

The average estimated costs per dwelling approved in July, 1957, were Brisbane, £2,627; other Cities and Towns, £2,401; and all Shires, £2,475. The averages for the seven months ended July, 1957, were Brisbane, £2,771; other Cities and Towns, £2,395; and all Shires, £2,246. These averages were higher than the corresponding averages for the seven months ended 31st July, 1956, by 6.0, 5.0, and 13.1 per cent. respectively. The increases in these averages reflect not only rising building costs but also any changes in average housing standards including the proportions of houses of different floor areas and of different materials of construction. The larger increase in the figure for Shires is due to an increasing proportion of building in the more distant parts of the State where costs are inevitably higher.

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BRISBANE.

15th October, 1957.